



## PRE-PROPOSAL MEETING

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Date: 03/18/2021

Time: 1400 hrs.

Project: **Evans Industrial Park Drainage Master Plan**

### Agenda

1. Introductions
  - a. Mark Oberschmidt, City Engineer
  - b. Todd Hepworth, PM
2. Dates/ General
  - a. 04/08/2021 is the submittal deadline (1600 hrs.)
  - b. Section IV Page 6 of the RFP – for email submittal change
    - i. Header: 2021 Idaho Street and Railroad Pond Improvements
      1. To read
    - ii. Header: 2021 Evans Industrial Park Drainage Master Plan
3. Industrial Parks
  - a. Evans
    - i. Partially built out with some lots being used for storage and do not have structures
    - ii. Only dirt road in portions
    - iii. Needs stormwater infrastructure.
    - iv. Possible site for regional detention is in play with possible buyer – not sure of status.
  - b. Stonegate
    - i. Only platted – no construction or development
    - ii. Existing dirt road runs south off 42<sup>nd</sup> street across Evans's ditch- more or less in alignment with platted road.
    - iii. Will provide copies of plats and any drainage information we have for it.
4. Goal
  - a. Master plan that can then be used to create preliminary and final designs for
    - i. Regional detention for the parks to avoid lot by lot detention scenario
      1. Remaining building lots in Evans Industrial Park.
    - ii. Stormwater infrastructure for the industrial parks
      1. Paved streets with curb and gutter
      2. Storm sewers and inlets
  - b. Understanding of what may be required to build stormwater infrastructure in or near the new floodplain (State is updating the South Platte River floodplain)
    - i. USACE permits
    - ii. Wetlands
    - iii. Habitat
5. Survey
  - a. None needed – will provide LIDAR topo for use in hydrological calculations.
  - b. Will provide information from 2016 Drainage Master Plan by Muller
6. Question Deadline
  - a. 04/01/2021 1700 hrs.

- b. Please email all questions to Mark and Todd
- c. Answers/Addendum # 2 deadline 04/02/2021 1700 hrs.

### Questions and Answers

Question: Will utility locates be provided?

Answer: City will provide GIS of that area. Lidar, topo, and aerial images will be best tools.

Question: Do 25 pages include fee pages?

Answer: No. Backup documents are not counted in the 25 pages.

Question: What is the project schedule?

Answer: Would like to have it done this year. Some local funding, and \$25,000 from DOLA to help. Project will be awarded once DOLA money is in hand. Starting maybe early May time frame and being done by the end of the year.

Question: In Muller report, is this area 26?

Answer: Yes, but area 26 in that report was more focused on undersized culverts at Industrial Blvd and the overall upstream area. It doesn't go into the actual Industrial Park itself.

Question: Do you expect that whoever does the master plan on this will be awarded the design?

Answer: No.

Correction – LIDAR data and GIS dated will be provided to the selected consultant. A link to the 2016 Drainage Master Plan by Muller is provided in the email that is being sent with this document.